

District IV Advisory Board
Meeting Minutes
July 6, 2005
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Lionel Alford Branch Library. In attendance was seven (7) District Advisory Board members, four (4) staff and approximately seven (7) citizens with four (4) signing in.

Members Present

Joshua Blick
Doug Shoen
Tom Engelmann
Jim Benton
Doug Leeper
Ed Koon
Mary Cockburn
Council Member Gray

Staff Present

Wade Pascal, Water and Sewer Department
Mark Manning, Finance Department
Mark Stanberry, Housing & Community Services
Brandon Kauffman, City Manager's Office

Members Absent

Michael Gisick
Marjorie Griffith
Jerry McGinty

Guests

Listed on Page 5

Order of Business

Call to Order

The meeting was called to order at 7:00 p.m.

Jim Benton (Tom Engelmann) moved to approve the agenda for the July 6, 2005 meeting. The motion passed 7-0.

Engelmann (Benton) moved to approve the minutes for the June 1, 2005 meeting. The motion passed 7-0.

Public Agenda

The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.

1. Scheduled Items

No items were presented.

2. Off-Agenda Items

Eric Lamp, 11101 W 31st Street, stated that he lives in the county but the land he lives on will eventually become part of the city, which is why he would like to present to the DAB. Lamp stated that there was a request for a zone change for approximately 80 acres near Maize Road and 31st St S. He stated that the Metropolitan Area Planning Commission recently met and decided to defer this case because of two issues, primarily the Sewage Treatment Plant and the possible airport expansion. He stated that he wanted the Council Member and District Advisory Board Members for the District to be aware of this case since it would affect future residents.

Staff Presentations

3. Water and Sewer Rates

Wade Pascal, Water and Sewer Department, stated that the 2006 proposed budget contains a recommendation for a six percent increase in water rates and a seven percent increase in sewer rates. The Water and Sewer Utilities are experiencing the need for large capital expenditures in relation to system expansion and development needs.

In the case of the Water Utility, the needed expansion in the source of supply to be accomplished through the Integrated Water Supply Plan will result in much higher than average capital expenditures over the next several years.

Likewise, the Sewer Utility has faced pressures that have resulted in the recent need for the construction of the Cowskin Creek facility and the upcoming construction of the Mid Continent facility. The primary source of funding of revenues for both Utilities comes from rates that are established by the City Council.

Mary Cockburn asked if the city is at default on the bond ratio. **Pascal** stated that the city was not. **Cockburn** asked what it would take for the city to go into default. **Pascal** stated that it would take no budget increases or rate increases. **CM Gray** asked what the rate has been in the past. **Pascal** stated that it had been about 1.5.

Doug Leeper asked if recharging the aqua beds would supply enough water to meet the demand for the future projected supply. **Pascal** stated the water supply for the project is expected to meet demands until 2050.

Benton asked if the increase in the rates would result in faster service and response times, and if there would be more employees hired through the rate increase. **Pascal** stated that if you would eliminate the capital improvements to the systems, there would be no need for rate increases.

Action: Receive and File.

4. Windridge Apartments

Mark Stanbery, Housing and Community Services Department, stated that the City has received a request from the The Michaels Development Company for a City Council resolution of support for its application for Low-Income Housing Tax Credits in connection with the

acquisition and renovation of the Windridge Apartments. Stanberry introduced Allison George the principal project manager for the Windridge Apartments to discuss the details.

Allison George, The Michaels Development Company, stated that her team is located in a satellite office in Denver, CO and her company would like to acquire the property and receive a waiver of the 20% rule. The waiver of the 20% rule would allow them to let out all apartments subsidized instead of selling 20% at the market rate. The Michaels Development Company was established in 1963 and has conducted work in 22 states, Washington D.C. and the US Virgin Islands. They are very experienced with tax credits for government subsidized units and have managed the property for approximately a year and a half.

Heather Plummer, District Property Manager for Interstate Management, stated that her company manages anything with government-subsidized markets. Their company has a number of social programs that they hope to build into the Windridge Apartments, which have been very successful in units across the nation.

A representative from the Glen Park Christian Church stated that at the Windridge Apartments initially there was a high amount of turnover in management. She stated that Interstate has brought more stability to the area and the social programs they offer are a great benefit to the kids and parents.

Council Member Gray asked what happened to the previous applicant. **Stanberry** stated that the project never moved forward.

Doug Leeper asked if the parking issue has been resolved regarding junk vehicles left in the parking lot. **Terra Carpenter, Manager of Windridge Apartments**, stated that she tries to identify cars as soon as possible and works with community police officers to remove those vehicles. Carpenter stated that she is a resident of the facility and also the manager, she is also a single mother of two kids. She has a stake in making this facility the safest place for her children to grow up in and would appreciate the District Advisory Boards support.

Leeper asked how many people will be displaced because of price increases due to the improvements of the facility. **George** stated that this will not affect the prices of rent.

Benton asked how many vacant units there are currently. **Carpenter** stated that there were six empty units, with three to be filled this Friday and three to be filled next week.

Benton asked what type of improvements would be made to the facility. **George** stated that floor repairs, roof repairs, tile replacement, appliance replacement, landscaping, and playground equipment. **Benton** asked when the construction would be completed. **George** stated they would like to close by the end of the year and then start construction as soon as possible.

Joshua Blick, asked if the company would plan on selling after redeveloping. **George** stated that out of the 30,000 units that are managed and owned, they have committed a long term investment into those facilities.

Doug Schoen, asked if there was any guarantee for the city that the company will not sell off the property. **Council Member Gray** stated that this project just requires the cities blessing to move forward. **Stanberry** stated that due to state laws applicable to tax credits, the company would probably not be able to sell the property for approximately 15 years.

Cockburn asked if there was a problem with crime in the area. **Officer Wartz** stated that since new management has taken over the crime has been reduced due to positive programs implemented at Windridge. **Carpenter** stated that background checks are conducted, no felons are allowed, they also look at violent and drug related crimes. Every six months a warrant sweep is also conducted to limit criminals in the facilities.

Action: Jim Benton (Leeper) recommended that the City Council approve a resolution in support of the Windridge Apartments Tax Credits including the 20% waiver. The motion passed 7-0.

5. Community Police Officers

Officer Wartz, Beat 16, stated that crime is down overall in beat 16, there has been an increase in robberies in the area. Wartz was supportive of the tax credits for Windridge Apartments and he has heard great things from officers about new management and their social programs. Arrests have also been made in regards to the recent outbreak of BB window shootings.

Action: Receive and file.

6. 2006/2007 Proposed Budget

Mark Manning, Finance Department, stated that City staff have coordinated the development of the 2006/2007 proposed budget. Some highlights of the 2006/2007 proposed budget include:

- A 12th consecutive year without an increase in the mill levy;
- \$1 million annually for economic development;
- 7 additional fire fighters and 3 additional training personnel;
- An additional Park maintenance crew to enhance irrigation system maintenance;
- Seventeen positions to enhance employee and visitor security at City Hall;
- Phase 1 of wireless technology implementation;
- Water and Sewer rate increases of 6% and 7%;
- Additional funding for arts and culture attractions (\$300,000)

The operating budget will be reviewed by the City Council, and will be adopted by August 8, in compliance with state law. The focus this year and in future years will be on outcome based budgeting. Outcome based budgeting focuses on the results that the allocated resources produce.

Council Member Gray asked how much of the dollar increase would be to hire police officers over the warrant officer positions that will be eliminated. **Manning** stated that the police positions will costs approximately \$100,000. **CM Gray** asked if the budget would be available on CD ROM. **Manning** stated that they would be available on CD ROM at the Budget office upon request.

Doug Schoen asked why American Airlines is not subsidized. **CM Gray** stated that in an effort to lower airfares, the City Council sought out agreements with most of the major airlines located in Wichita, however those companies did not wish to participate. The money that they were generating off of the current fares was greater than what they would have to give up.

Action: Provided comments.

Board Agenda

Schoen stated that the Delano Car Show will be held on the 17th of July.

Brandon Kauffman stated that the Stanley Aley Neighborhood City Hall fair will be held on the 22nd of August from 3-8 pm.

CM Gray stated that the district breakfast will be held on July 9 at Diane's Breakfast and Brunch.

Benton (Leeper) motioned to adjourn. The meeting adjourned at 9:21 pm.

Respectfully Submitted,

Brandon Kauffman
District IV Neighborhood Assistant

Guests

Heather Plummer
Arista Luecka
Lee Webster
Eric Lamp

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